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January 10, 2017

VIA OVERNIGHT DELIVERY

Brian P. Golden, Director
Boston Planning & Development Agency
1 City Hall Square, 9th Floor
Boston, MA 02201

Re: Letter of Intent -- Proposed Project at 252-264 Huntington Avenue, Boston, Mass.

Dear Director Golden:

As required under the Mayor's Executive Order of October 20, 2000, as amended, we submit this Letter of Intent (**Letter of Intent**) regarding a project (**Proposed Project**) proposed by our client QMG Huntington, LLC (**Proponent**) at its property located at 252-264 Huntington Avenue, in the *Avenue of the Arts* district of Boston (**Site**). The Site comprises three parcels, each currently improved with a single building.

The Proponent proposes to preserve the *Boston University Theater* and annex at 264 Huntington, first opened in 1925 as the *Jewett Repertory Theater*. The Proponent will lease the theater and annex to a theater operator for up to 99 years. Development at the Site will be focused, instead, solely upon the two adjacent parcels, commonly known as 252 and 258 Huntington Avenue, which the Proponent proposes to clear and redevelop with a new, 32-story building with up to 426 dwelling units, up to 7,500 square feet of retail space, and 14,000 square feet of cultural space.

The Site and the Proposed Project are more fully described below. The Proponent intends to file a Project Notification Form (**PNF**) for the Proposed Project within the next thirty (30) days.

Location

As noted above, the Site comprises three lots – 252, 258, and 264 Huntington Avenue – with a total area of approximately 34,173 square feet (0.78 acres). The Site is generally bounded: on the north by Huntington Avenue, a highway under the jurisdiction of the Massachusetts Department of Transportation; on the east by a three-story, mixed-use building commonly known as 250 Huntington Avenue; on the south by Public Alley 821, a public way under the jurisdiction of the Boston Department of Public Works; and on the west by an unnamed alley, closed to public travel.

The northerly edge of the Site is burdened by a highway easement measuring approximately 240-feet long by four-feet deep, which is improved and used as a public sidewalk. 264 Huntington Street is improved with the 890-seat *B.U. Theater* and its four-story masonry annex, and 252 and 256 Huntington are each improved with two-story, masonry buildings, with ancillary uses to the theater.

Nearby MBTA subway stations include Symphony (Green Line) within one half block, and Massachusetts Avenue (Orange Line), two blocks away.

The Site is located within the portion of Huntington Avenue known as the *Avenue of the Arts*, a unique corridor in the City of Boston that serves as a place for residents and visitors to engage in a wide range of cultural and academic opportunities. The district is home to many of Boston's greatest institutions dedicated to fine arts, architecture, music, theater, and education, including the Boston Symphony Orchestra, New England Conservatory of Music, Northeastern University, the Wentworth Institute of Technology, Massachusetts College of Art and Design, and the Museum of Fine Arts, as well as the Huntington Theater Company, currently located at the Site itself.

Zoning

According to Boston Zoning Map 1Q, the Site is located within the Huntington Avenue Institutional Subdistrict (**IS**) of the Fenway Neighborhood District (Zoning Code sec. 66-19), the Groundwater Conservation Overlay District (*id.* art. 32), and the Restricted Parking Overlay District (*id.* sec. 3-1A(c).)

Use, Size, and General Description

The new building proposed for construction adjacent to the preserved theater would have a total gross floor area of approximately 405,000 square feet, and a building height of up to 32 stories and 362 feet. The new building would include up to 426 dwelling units, up to 7,500 square feet of retail-services-restaurant use on the first two levels, approximately 114 accessory parking spaces within a four-level underground garage, and off-street loading on Public Alley No. 821.

Approximately 14,000 square feet on the first and second floors of the new building will be set aside for the use by the theater operator, with direct, interior access to and from the adjacent theater. The Proposed Project's façade is designed so that theater functions dominate the sidewalk.

The residential component of the project would be subject to the Mayor's Executive Order regarding inclusionary affordable housing, dated February 29, 2000, as amended, as well as the Boston Planning & Development Agency's (**BPDA's**) Inclusionary Development Policy (**IDP**). Thirteen percent (13%) of the dwelling units in the new building would be set aside as IDP units.

Potential Zoning Relief

Because it involves new construction that is at least 50,000 square feet in size, the Proposed Project requires Large Project Review under Boston Zoning Code Section 80B. The residential, retail, and cultural uses proposed as part of the Proposed Project are all permitted by right. (Zoning Code sec. 66-20.) However, the project would require the Boston Board of Appeal to grant zoning relief in the form of variances for floor area ratio, building height, usable open space, and accessory residential parking (*id.* secs. 66-21 and 66-42), as well as a conditional use permit for a storm water infiltration system (*id.* sec. 32-3.3).

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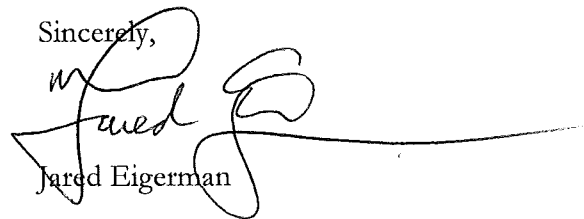
Other Relevant Information

The Site is located within the area of the Avenue of the Arts Design Guidelines Study, dated October 2015. The Proponent has designed the project to accord with the guidelines to the greatest extent feasible while preserving the *B.U. Theater* and annex.

Conclusion

We look forward to working with the BPDA staff, elected officials, and interested members of the public regarding the Proposed Project. Thank you for your attention to this matter.

Sincerely,



Jared Eigerman

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